

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 27, 2016
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Stephen Haase called the meeting to order at 9:08 a.m. Chairperson Stephen Haase adjourned the meeting at 2:58 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present
Commissioner Anthony Wagner – present
Commissioner Theresa Quiroz – absent
Commissioner Douglas Austin – present
Commissioner William Hofman - present

Staff

Shannon Thomas, City Attorney – present / out at 2:39 p.m.
Keely Halsey, City Attorney – present / in at 2:39 p.m.
Jeff Murphy, Planning Department – present
PJ Fitzgerald, Development Services Department – present
Louis Schultz, Development Services Department - present
Carmina Trajano, Recorder –present

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

Ron Slayen commented on Sustainable Therapeutics Marijuana Dispensary at 3500 Estudillo & Kurtz Street.

David Siegler commented on Marijuana dispensary.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 10 - CROWN CASTLE TOMMY DRIVE – PROJECT NO. 378984

ITEM – 4: **APPROVAL OF THE AGENDA:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE ITEM # 8 T-MOBILE REDWOOD STANDPIPE – PROJECT NO. 425488 AS THE FIRST ACTION ITEM. Commissioner Hofman seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Whalen and Wagner voting yea and with Commissioner Quiroz absent.

ITEM – 5: **DIRECTOR’S REPORT:**

Planning Director Jeff Murphy reported that on Tuesday, the City Council approved the Community Plan Updates for North Park and Golden Hill. The other items that they included in their motion involved changing the PDP Process 4 down to a Process 2; and the request as part of the Eleventh Code Update to remove Historic structures from the calculation from the FAR and parking requirements. These were also discussed and considered at the Planning Commission. Also the recruitment for the Deputy Director position is open; it closes on November 14th and hoping to make an announcement by the New Year.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Wagner reminded the Commission that it was suggested last week that Item No. 8 will be heard today as the first action item, since it was continued from the prior hearing.

Commissioner Peerson commented that she attended the State American Planning Association Conference in Pasadena and nearly 2,000 attendees were at this meeting. She stated that they had the opportunity to learn the best practices and look at case studies. She highly recommended visiting Old Pasadena and to see how they developed their Downtown. She also noted that Commissioner Haase was the moderator of a session that talks about roles and responsibilities. There were probably about 30 Commissioners from around the State plus staff to the Planning Commission. She mentioned that they are always looking to improve on how to conduct business, interact with one another and importantly with the community, the stakeholders and the staff. She thought that it was a highly successful conference and excellent discussion.

Commissioner Haase commented that he was elected to the State Board as the Commission and Board Representative and will be spending two years at the state level working on issues in improving public process and the rules governing the process for Commissioners who sits on the board throughout the State.

ITEM – 7: ***Appeal of Civic San Diego Board of Directors’ decision on September 28, 2016***

7TH AND MARKET – PROJECT NO. 2015-73

City Council District: 3 Plan Area: Downtown

Staff: Aaron Hollister

Speaker slips in favor of the project submitted by Jason Wood, Jeff Forest, David Gonzalez, John Martinez, Paul Thometz, Craig Benedetto, Alex Beaten, Kevin Krumdiek, Kris Michell, Daniel Reeves, David Hazan, Mike Madican, Sophie Bamborst, Susanna Starcevic, Eric Jones and Tony Young.

Speaker slips in opposition to the project submitted by Sergio Gonzalez, Rick Bates Jack Sho, Yadira Arellanos and Laura Moreno.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO DENY THE APPEAL AND APPROVE CCDP/CCPDP/NUP PERMIT NO. 2015-73 FOR THE PROJECT. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Whalen and Wagner voting yea and with Commissioner Quiroz absent.

ITEM – 8: ***Continued from October 13, 2016***

T-MOBILE REDWOOD STANDPIPE – PROJECT NO. 425488

City Council District: 4 Plan Area: Mid City: Eastern Area

Staff: Karen Lynch

Speaker slips in favor of the project submitted by Laura Riebau.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE CONDITIONAL USE PERMIT NO. 1776036. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Whalen and Wagner voting yea and with Commissioner Quiroz absent.

ITEM – 9:

UNIVERSITY COMMUNITY PLAN AMENDMENT – PROJECT NO. 480286

City Council District: 1 Plan Area: University

Staff: Dan Monroe

Speaker slips in favor of the project submitted by Deborah Knight, Robert Byrnes, Arthur M. Baer, Sidney Schipper, Ella Glickman, James Madden, Megan Brydon, Mariette Kobrak , Janay Kruger, Meagan Beale, Andrew Wiese, Justin Schlaefli, John Leppert, Kevin T. Wirsing, Barbara Bry, Jim Peugh, Shelley Plumb, Karin Zirk, Margaret Fillius, George Courser, Gary Frederich, Kathleen Murphy Mallingi, Mackenzie Farglly, Elizabeth Pelling, Christopher Nielsen, Isabelle Kay, Cheryl Stigall, Jessup Thibodeau, Iris Clauss, Jeanne Eigner, Tama Becker- Varano, John Bott, Walker Fillius, Ciaran Cronin, Richard Quinonez, Jan Hawkins, Patricia Wilson, Feroza Ardeshir , Valerie Ramey, Keith Jenne’, John Stueb, Roger Cavanaugh, Ann Kennedy, Linda Scott, Jerry Wanetick, Nancy Groves, Nancy Steele, Don Steele and William Griswold.

Speaker slips in opposition to the project submitted by Kathryn Rodolico, Louis Rodolico, Carolyn Nash, Mary Kay Conzatti, Linda Clark, Alice Tano, Vicki Liodblade , Carol Stultz, Margaret Jensen , Barry Bernstein, Austin Speed, Diane Speed, Gregory Barnes, Carole Pietras, Harry Mathis, Steven Zank , Marcia Munn, Peter M Hekman, Peggy Heckut, Robert J. Schpitzek, Jerry Fitzsimmons and Barbara Fitzsimmons.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RESOLUTION AMENDING THE UNIVERSITY COMMUNITY PLAN AND GENERAL PLAN TO ADOPT THE CONSTRUCTION OF REGENTS ROAD BRIDGE AND NO WIDENING OF GENESEE AVENUE ALTERNATIVE (NO REPURPOSING OF GENESEE AVENUE RIGHT OF WAY); AND DESIGN THE REGENTS ROAD BRIDGE CONSISTENT WITH SECTION 1.4.2 OF THE CITY OF SAN DIEGO MSCP SUBAREA PLAN. Commissioner Hofman seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Whalen and Wagner voting yea and with Commissioner Quiroz absent.

ITEM – 10: **CROWN CASTLE TOMMY DRIVE – PROJECT NO. 378984**

City Council District: 7 Plan Area: Navajo

Staff: Travis Cleveland

Speaker slips in favor of the project submitted by Mihailo Zoravkovic, Joe Parker and Mark Linman.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER PEERSON MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATIONS TO APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1324797, CONDITIONAL USE PERMIT NO. 1791822 AND PLANNED DEVELOPMENT PERMIT NO. 1791792. Commissioner Hofman seconded the motion. The motion passed by a vote of 4-2-1 with Commissioners Hofman, Austin, Peerson and Whalen voting yea and with Commissioner Haase and Wagner voting nay and with Commissioner Quiroz absent.

ITEM – 11: **SOUTHEASTERN SAN DIEGO COUNTY ISLAND ANNEXATION**

City Council District: None at this time Plan Area: Southeastern San Diego

Staff: Bobby Mordenti/Lara Gates

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSIONER HOFMAN MADE THE MOTION TO RECOMMEND TO CITY COUNCIL TO APPROVE THE RESOLUTION AMENDING THE GENERAL PLAN AND THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AS IT RELATES TO THE POTENTIAL CITY ANNEXATION OF THE SOUTHEASTERN SAN DIEGO COUNTY ISLAND; AND APPROVE AN ORDINANCE REZONING 251.15 ACRES FROM RS-1-1 TO AR-1-2 RELATED TO THE POTENTIAL CITY ANNEXATION OF THE SOUTHEASTERN SAN DIEGO COUNTY ISLAND. Commissioner Wagner seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Whalen and Wagner voting yea and with Commissioner Quiroz absent.